

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

31 Glendearg Grove, Malvern Vic 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,800,000 & \$3,000,000

Median sale price

Median price \$2,800,000 Property Type House Suburb Malvern

Period - From 01/01/2023 to 31/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	39 Johnstone St MALVERN 3144	\$3,135,000	08/09/2023
2	33 Jordan St MALVERN 3144	\$3,000,000	24/10/2023
3	7 Plant St MALVERN 3144	\$2,710,000	01/09/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

06/02/2024 12:11



4 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$2,800,000 - \$3,000,000

Median House Price

Year ending December 2023: \$2,800,000

Comparable Properties



39 Johnstone St MALVERN 3144 (VG)

Agent Comments

4 - -

Price: \$3,135,000

Method: Sale

Date: 08/09/2023

Property Type: House (Res)

Land Size: 478 sqm approx



33 Jordan St MALVERN 3144 (REI/VG)

Agent Comments

3 2 2

Price: \$3,000,000

Method: Private Sale

Date: 24/10/2023

Property Type: House

Land Size: 446 sqm approx



7 Plant St MALVERN 3144 (REI/VG)

Agent Comments

4 2 1

Price: \$2,710,000

Method: Private Sale

Date: 01/09/2023

Property Type: House

Land Size: 432 sqm approx

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